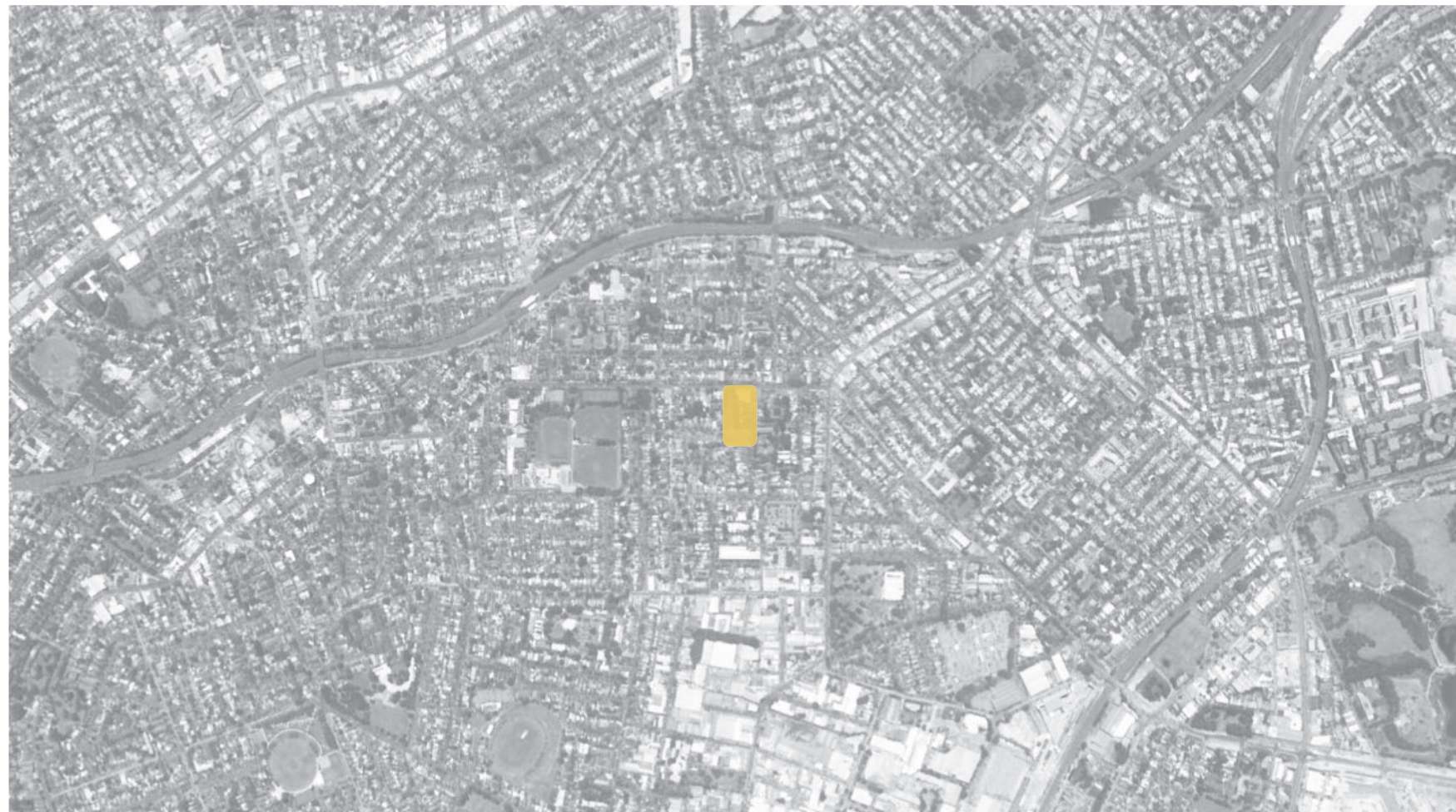


Cyprus Club Stanmore | 58-76 Stanmore Road, Stanmore NSW

Landscape Design Report

Date: 22nd February 2022
Prepared for: Platino Properties



Paddock Landscape Architects

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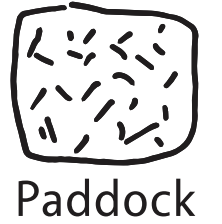
Prepared for:	Platino Properties
Prepared by:	Paddock Landscape Architects
Revision:	D
Revision issue date:	22 nd February 2022
Approved:	David Warwick Registered Landscape Architect AILA

This has been prepared based on project and consultant information supplied by Platino Properties for the purposes of the production of this landscape design report to support the planning proposal. Subject to future detailed design and authority approvals.

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Project Overview



This preliminary landscape report has been prepared for Platino Properties to inform the design and planning of the Cyprus Club Stanmore site, a proposed residential development with mixed use that includes the Cyprus Club and commercial uses.

This report includes a review of the Gateway proposal (prepared by Kennedy Associates and referred to as the 'gateway scheme') and the feedback received as part of the Gateway Determination Report prepared by NSW Planning Industry & Environment, dated June 2021

The report includes an overall landscape analysis of the project site, used to inform the development of high-level landscape design options for the site.

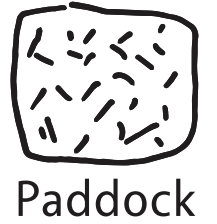
This report should be read in conjunction with the consultant team documentation, including but not limited to architectural, arboricultural, heritage, traffic, engineering and planning reports.

- Project site (58-76 Stanmore Road)
- Public open space (passive and/or active recreation)
- Commercial centres with supermarkets
- Playground and passive recreation
- Active recreation and/or organised sports
- Railway stations
- Rail line

Image source: Google 2020.



The Existing Site



The project site is located along Stanmore Road, positioned at the natural crest and high point of the surrounding topography.

The site contains the Cyprus Club, which includes the multi-storey club building, a hardstand uncovered parking area and a large existing gravel and lawn area towards the lower, southern portion of the site.

The site includes six single storey residential dwellings located along Tupper Street.

An existing brick substation building is located along Alma Avenue.

The site is located adjacent to the flight paths from Sydney Airport.

The consolidated site area is 9,105m², however this does not take into consideration any reduction as part of required road widening works to Alma Avenue. The exact reduction would be determined as part of the design development for the site, in consultation with the project team traffic engineer and council.

Existing consolidated site area = 9,105 m²





View south down Alma Avenue from Stanmore Road.



View south down Alma Avenue, mid-way down.



View north along Alma Avenue. The narrow one-way laneway services existing residential dwellings (garages along rear).



The existing Cyprus Club building along Tupper Street.



The existing tree-lined character along Tupper Street. Street trees have been restricted due to overhead powerlines.



The shaded pathway along Tupper Street with on-street parking.

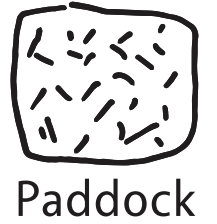


The scale of the existing structure bookends the adjacent existing builtform along Stanmore Road.



The site is located roughly at the natural crest of the areas topography.

Existing Access



The site is well connected within the surrounding area, with a primary frontage along Stanmore Road.

The site is serviced by the local bus networks along Stanmore Road (closest stop heading south-west by approximately 160m from the site) and also along Enmore Road.

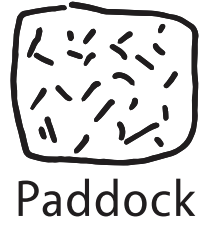
Stanmore Train Station is located approximately 800m to the north-west.

Existing vehicle access to the site is along Alma Avenue and Tupper Street. This has been identified to remain as the future vehicle access to the site (no access from Stanmore Road).



- ||||| Primary two-way road with public transport
- ||||| Secondary two-way local street
- ||||| Secondary one-way local laneway
- Existing vehicle entry to site
- 🚌 Existing bus stops

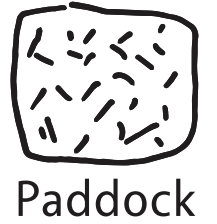
Existing Neighbourhood Tree Canopy Cover



The Stanmore precinct has considerable existing tree canopy cover, with a large portion provided through tree plantings within private properties. The surrounding neighbourhood streets include existing street trees, however overhead powerlines have resulted in heavy pruning, restricting the growth of street trees particularly along Tupper Street.



Existing Site Tree Canopy Cover



The site contains a mixture of significant native and exotic trees located within the Cyprus Club site and the residential properties.

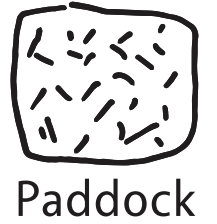
The majority of the existing significant canopy cover is located towards the frontages of Stanmore Road and Alma Avenue in addition to the rear gardens of the residential properties located within the centre of the consolidated site.

These have been identified as part of the detailed arboricultural review prepared by Jacksons Nature Works Consulting Arborists 'Arboricultural Impact Assessment Report', dated 01.12.21.

Existing consolidated site area = 9,105 m²
Existing site canopy cover = 1,244 m² (13.6%)



Required Site Tree Canopy Cover



The Inner West Council have established tree canopy coverage targets based on the zoning of land. This is outlined within the Inner West Tree Management Development Control Plan (DCP).

The zoning of the project site now includes mixed use (B4) and general residential (R1). The exact alignment of these two zones on the project site is indicative only based on the Gateway report.

Outlined below are the canopy cover requirements based on the consolidated site area of 9,105m², however this does not take into consideration any reduction of the site area as part of required road widening works to Alma Avenue. The exact reduction would be determined as part of the design development for the site, in consultation with the project team traffic engineer and council.

Existing consolidated site area = 9,105 m²
Existing canopy cover = 1,244 m² (13.6%)

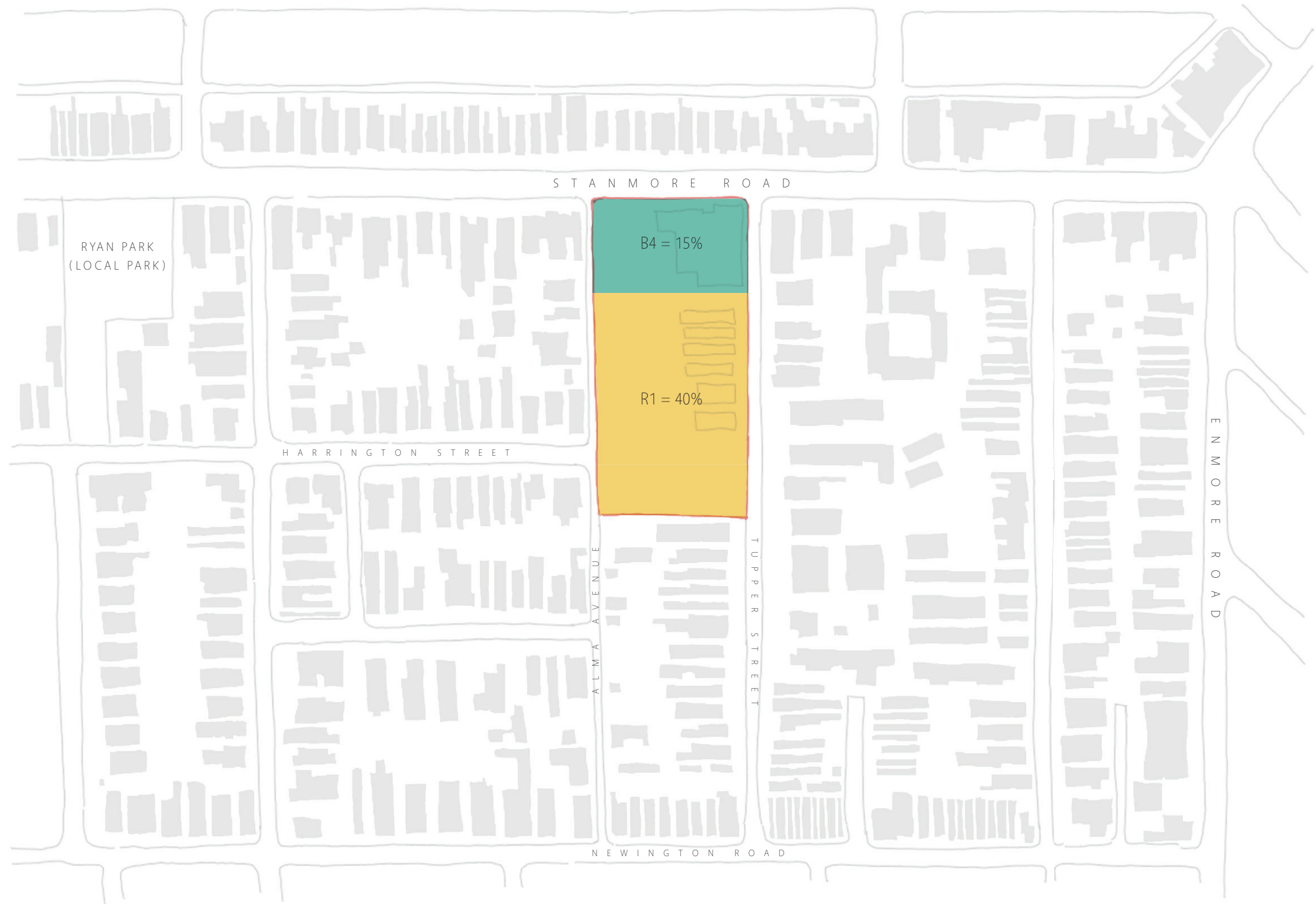
Tree Management DCP requirements:

- + B4 Mixed Use = 15%
- + R1 General Residential = 40%

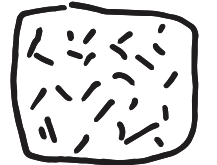
Required canopy cover*:

- + B4 (3,155 x 15%) = 474 m²
- + R1 (5,950 x 40%) = 2,380 m²

*based on approximate extents of B4 and R1 overlaid on the site as per Figure 5 within the Gateway Determination Report prepared by NSW Planning Industry & Environment, dated June 2021.



Existing Trees



Paddock

The site contains a mixture of significant native and exotic trees worthy of retention.

Of note is a stand of existing *Corymbia citriodora*'s located along Stanmore Road. The scale of this stand of trees in combination with the adjacent *Corymbia citriodora* along the northern verge of Stanmore Road whose canopy 'touches' the trees on the project site, provide a significant presence within the streetscape of Stanmore Road. These have been able to establish full canopies given they are not surrounded by any close builtform.

Within the site there are two *Ulmus parvifolia* and a *Ficus rubiginosa* that all have good form.

Along Tupper Street there is a uniquely formed, bifurcated *Corymbia citriodora* worthy of retention.

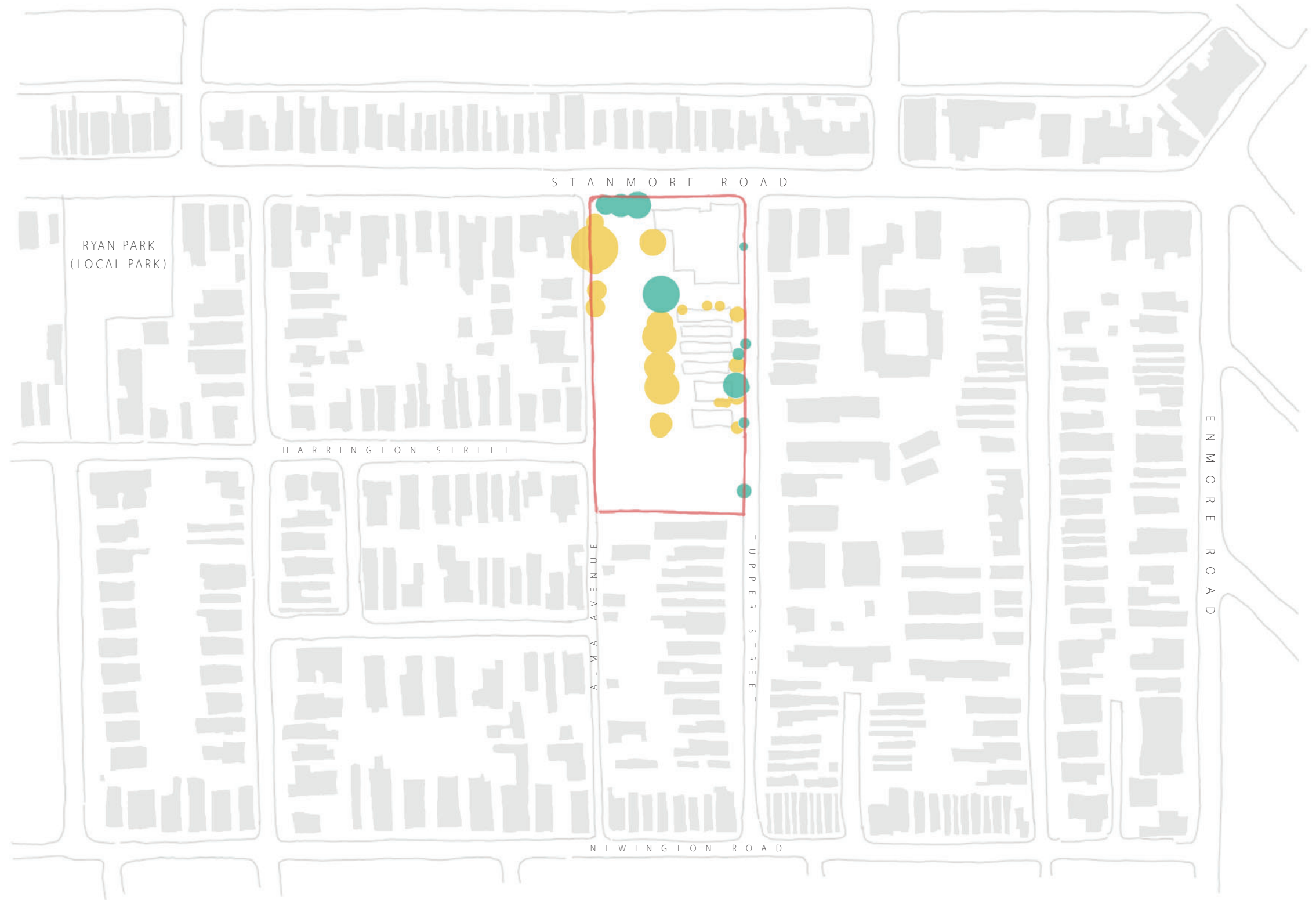
Please refer to the detailed arboricultural review prepared by Jacksons Nature Works Consulting Arborists 'Arboricultural Impact Assessment Report', dated 01.12.21.

● Trees suggested to be retained = 10

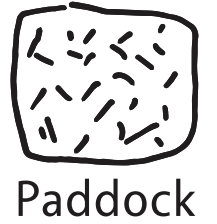
- + Stand of 3 No. *Corymbia citriodora* along Stanmore Road.
- + 1 No. *Ulmus parvifolia* within centre of site.
- + 1 No. *Corymbia citriodora* along Tupper Street.
- + 4 No. *Callistemon viminalis* along Tupper Street (street trees).
- + 1 No. *Elaeocarpus reticulatus* along Tupper Street (street tree).

● Trees suggested to be removed = 22

- + 2 No. *Ulmus parvifolia* along Alma Avenue.
- + 2 No. *Jacaranda mimosifolia*.
- + 1 No. *Ficus rubiginosa* within centre of site.
- + 1 No. *Ulmus parvifolia* within centre of site.
- + 1 No. *Tibouchina* sp. along Tupper Street.
- + 1 No. *Eucalyptus botryoides*.
- + 1 No. *Lagerstroemia indica*.
- + 1 No. *Eucalyptus scoparia*.
- + 12 No. exempt species.



Potential Areas for Deep Soil Planting



Deep soil areas will be located along the street frontages of the site, particularly along Stanmore Road, Tupper Street and Alma Avenue.

Providing consolidated deep soil zones along these frontages will enable the retention of existing trees and provide areas for additional tree plantings within a contiguous zone.

Other deep soil areas may be located within the new public square along the Stanmore Road frontage. This will include the retention of deep soil around the stand of existing trees, in addition to areas to accommodate new large canopy trees within the public space.

If possible, additional centralised deep soil areas would enable the retention of more trees and allow for further deep soil tree plantings.

Deep soil planting areas will not be impeded by above ground structures or subterranean development and will be capable of accommodating existing trees to be retained on-site in addition to new tree plantings. The extent of soil areas for new trees will be provided based on the size and species of trees as per the Apartment Design Guide and Council requirements.

This will be developed as part of the landscape design for the project.

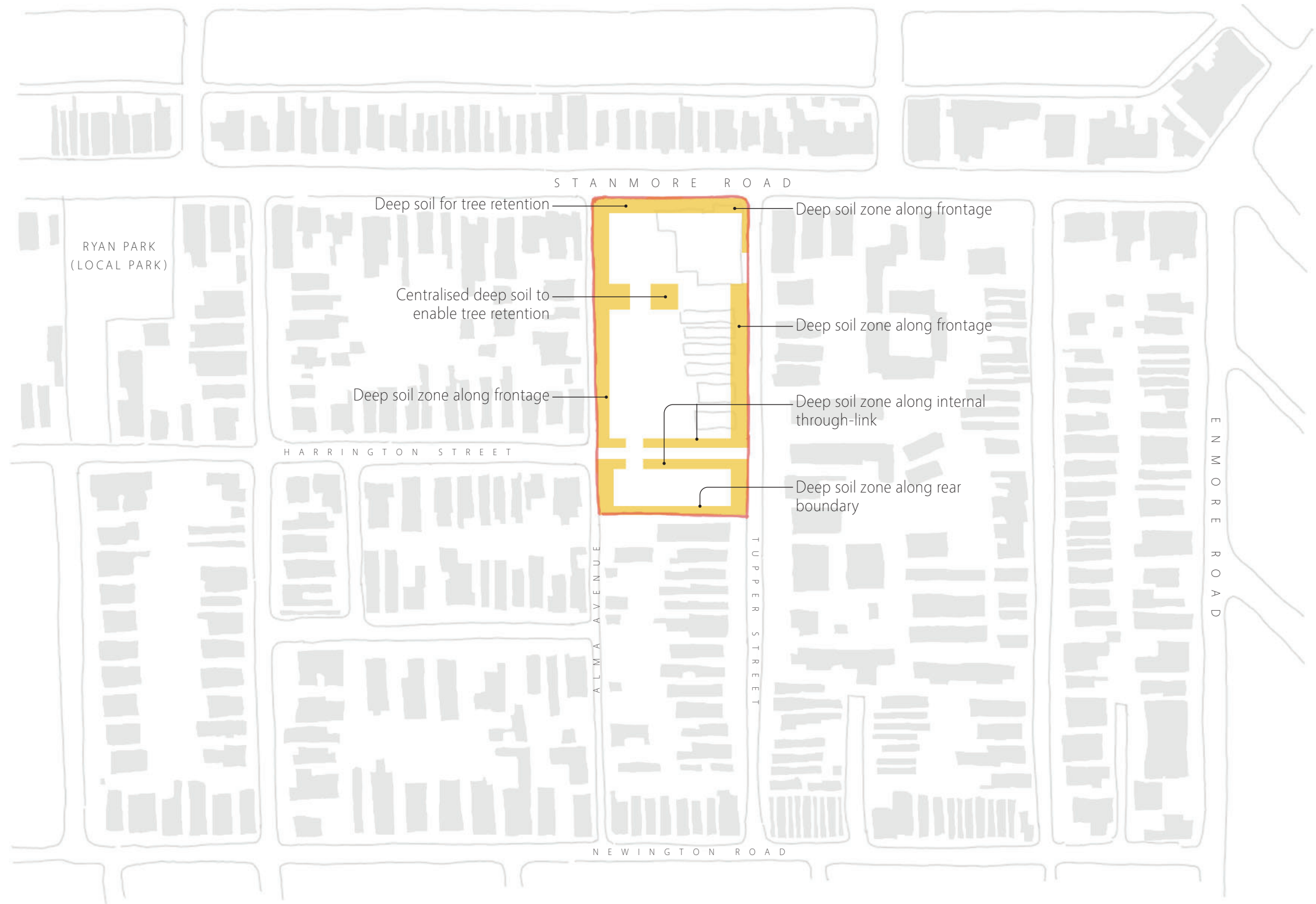
Existing consolidated site area = 9,105 m²

Required deep soil as per the Apartment Design Guidelines (ADG):

- + 15% of sites greater than 1,500 m²
- + >6m width

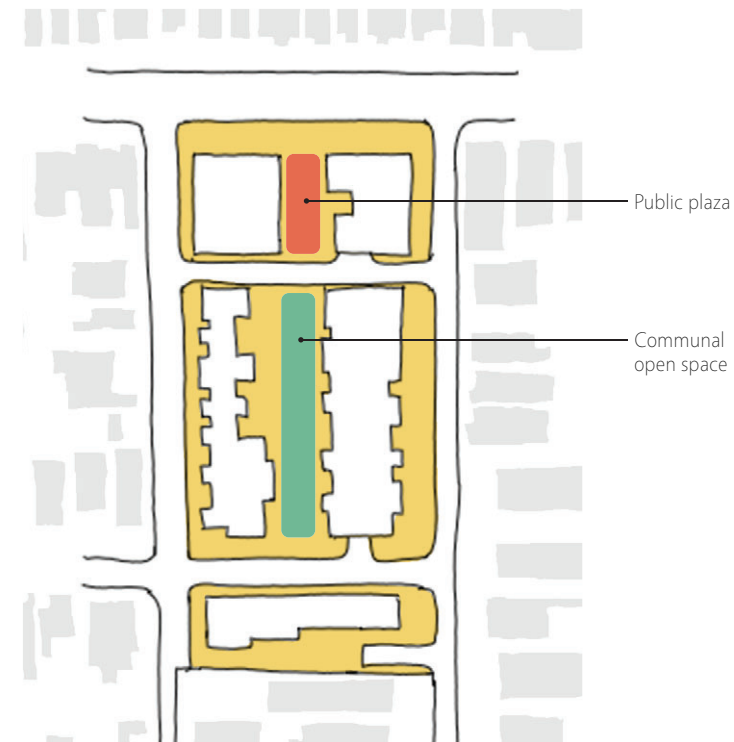
Minimum area required for deep soil:

- + **1,365.75 m².**



The following considers the overall layout of the site in comparison with the gateway scheme. These consider site layouts that prioritise the following landscape design elements:

- + maximise publicly accessible spaces
- + ensure legible circulation and entry points
- + allow for the retention of existing significant trees
- + maximise areas for deep soil and new tree plantings



Layout A - Gateway scheme

- + Two internal two-way streets divide the overall project site into three separate sites.
- + The Club and commercial development is located along the Stanmore Road frontage with a centralised public plaza.
- + Multi-unit residential development is located within the middle site and includes a centralised communal open space.
- + Townhouse residential development is located within the lower site.
- + The overall site design is disconnected and overly reliant on vehicles.
- + Limited publicly accessible open space areas are provided.



Layout B - Public space behind Stanmore Road

- + A consolidated site with the Club and commercial development located along the Stanmore Road frontage.
- + A public space is provided along the Stanmore Road frontage.
- + An additional larger public square is located behind the Club/commercial building.
- + The existing stand of trees along Stanmore Road are retained.
- + Multi-unit residential development is located within the middle site and includes a centralised communal open space.
- + Townhouse residential development is located within the lower site.
- + A publicly accessible site through-link connects Harrington Street to Tupper Street.
- + The communal open space connects directly to the public square and lower site through-link.
- + Increased zones for landscape areas (deep soil areas, tree canopy cover and recreation areas).

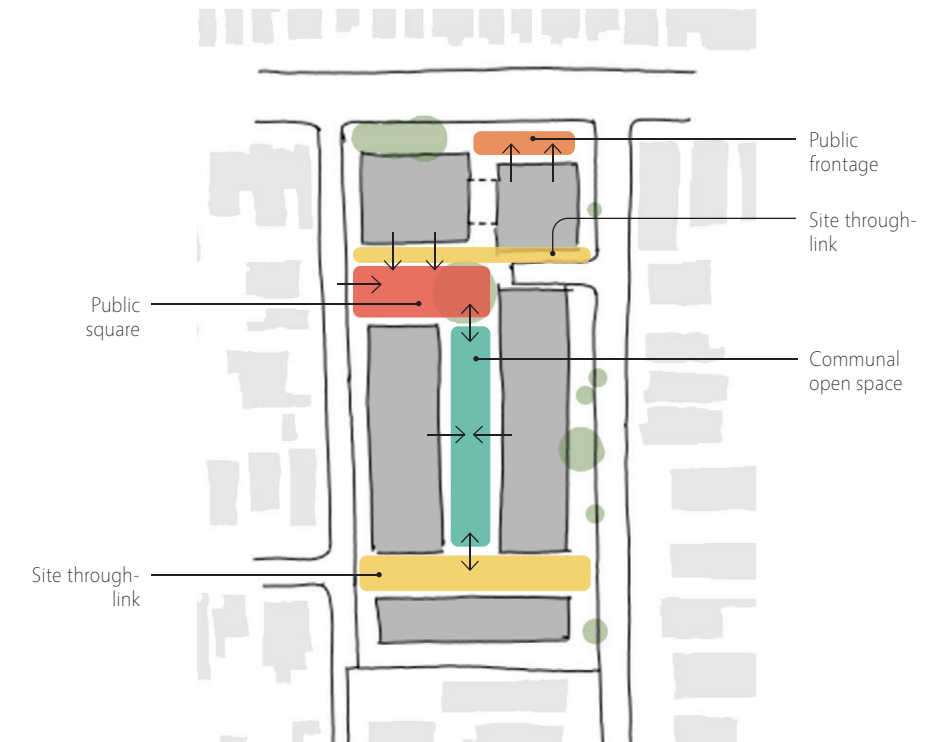


These build on the landscape layouts and consider the publicly accessible spaces and communal open space areas for new residents in more detail.



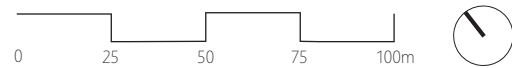
Layout A - Gateway scheme

- + This layout provides for limited public open space areas.
- + The middle site is completely privatised with the communal open space disconnected from the public plaza due to the new street and the level change between sites.
- + The linear public space located along the Stanmore Road frontage does not have an adequate depth to allow for a separation from the road (either via tree planting or built elements) whilst providing a usable public space (for example outdoor dining, play etc).
- + This proposal does not allow for the retention of any significant existing trees within the site.

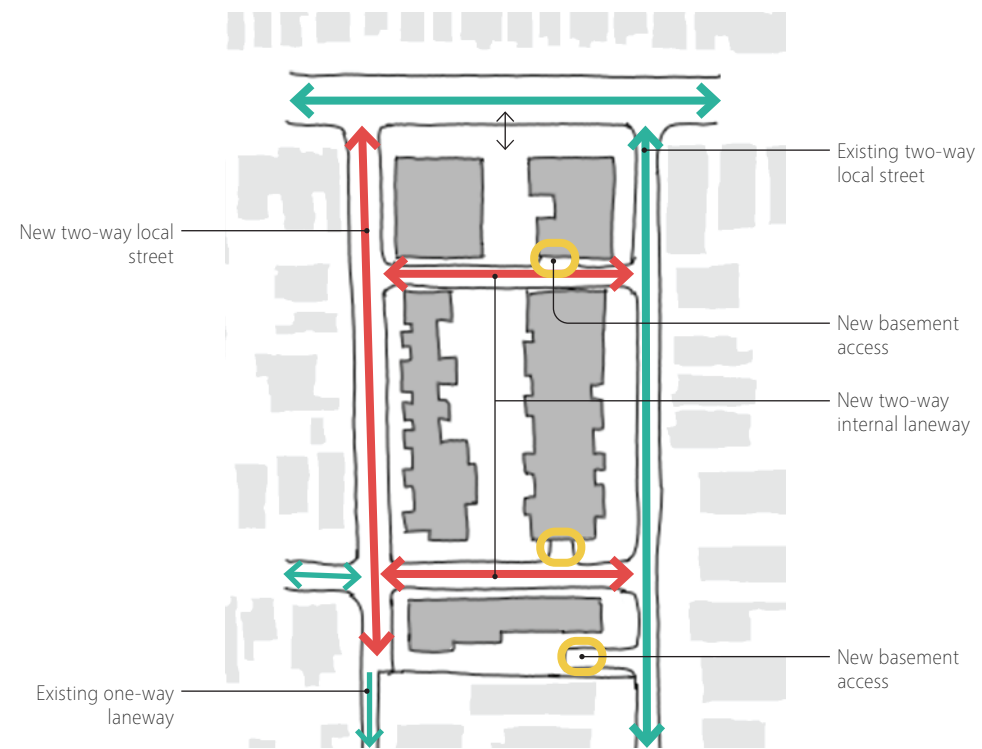


Layout B - Public space behind Stanmore Road

- + This layout splits the public areas between the Stanmore Road frontage and behind the Club building.
- + The spaces are connected via a walkway that is covered by the commercial building overhang. This visual separates the spaces.
- + The primary public square is located behind the club building, limiting its visual connection to the Stanmore Road frontage. This will also result in the new building casting shadows over the public open space.
- + The communal open space is well connected to the new public square providing an additional legible entry and connection between the new residential units and the public spaces.

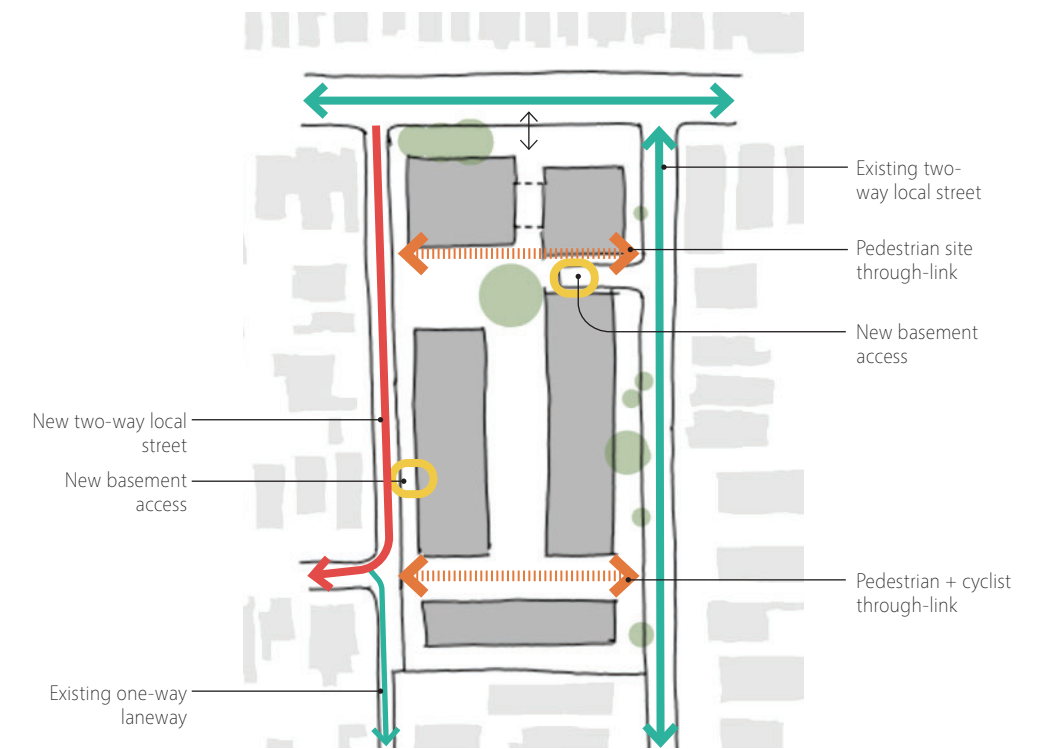


The following considers access to the site in comparison to the gateway scheme. It considers the location for pedestrian access to the site in addition to vehicle access, with the aim of providing the most concise and legible access within and throughout the precinct.



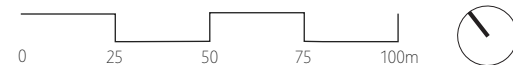
Layout A - Gateway scheme

- + Pedestrian access to the Club, commercial development and the public plaza is from the Stanmore Road frontage.
- + Two internal two-way streets divide the overall project site into three separate sites.
- + Multiple street crossings introduced along Tupper Street and Alma Avenue, increasing potential conflicts of pedestrians/cyclists with vehicles.
- + Three basement vehicle access points are located off the new internal streets.
- + This will result in increased vehicle traffic down neighbouring streets.
- + Alma Avenue is widened to a two-way street and extended for the full length of the site. This creates traffic issues beyond the site where Alma Avenue reverts to the rear one-way laneway access for the existing residential properties.

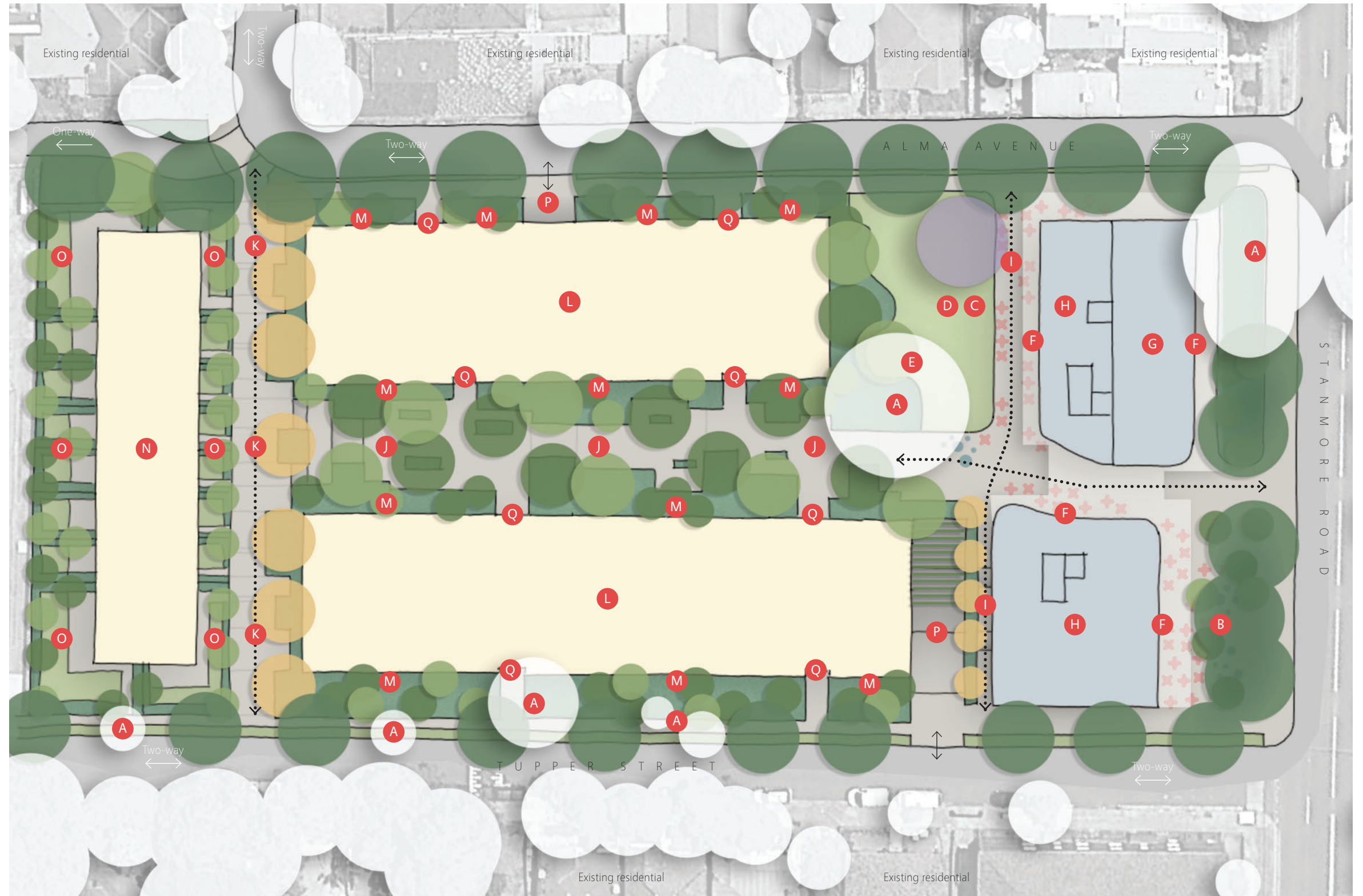
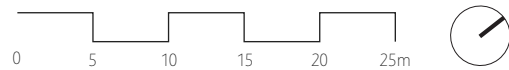


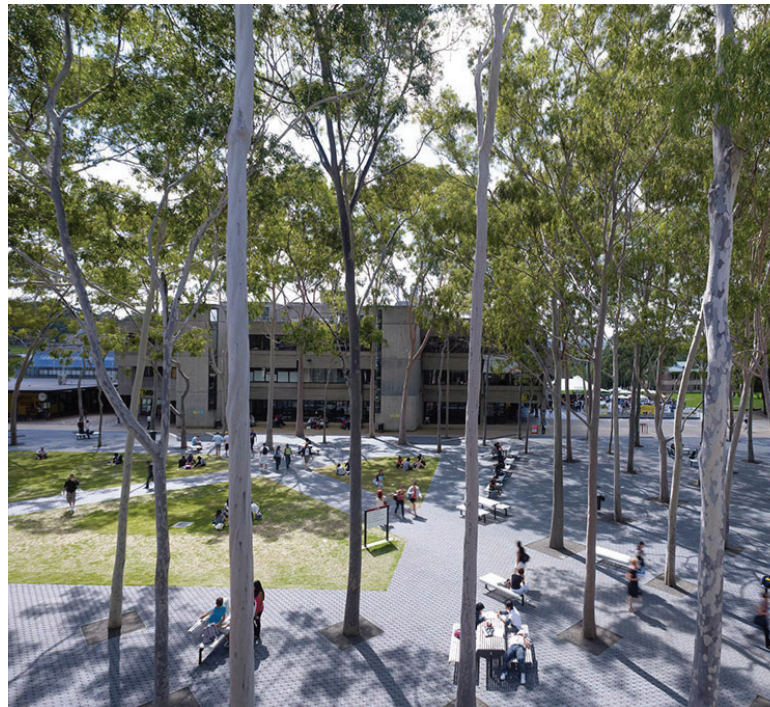
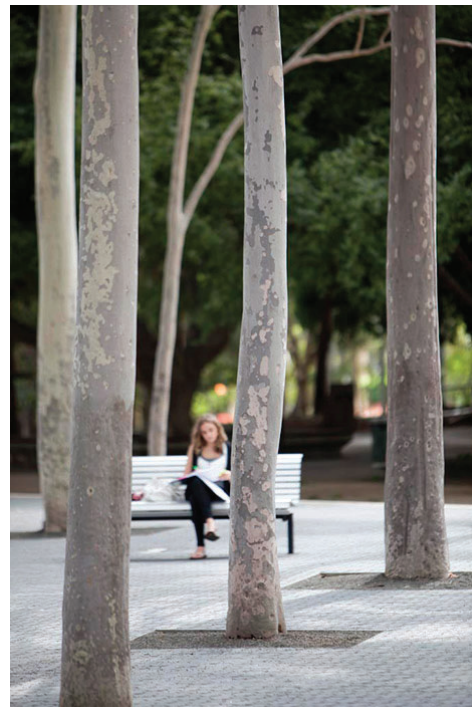
Layout B - Public space behind Stanmore Road

- + Pedestrian access to the Club, commercial development and the public plaza is from the Stanmore Road frontage and also via the new public site through-link.
- + Pedestrian access to the multi-unit residential is provide also from the public square and site through-links. Access is also provided from the Alma Avenue and Tupper Street frontages.
- + Two public site through-links ensure maximum public permeability through the site.
- + Two basement vehicle access points utilising the existing street network. The primary basement vehicle access, located off Tupper Street, is not incorporated within the building footprint, reducing the width of the public site through-link.



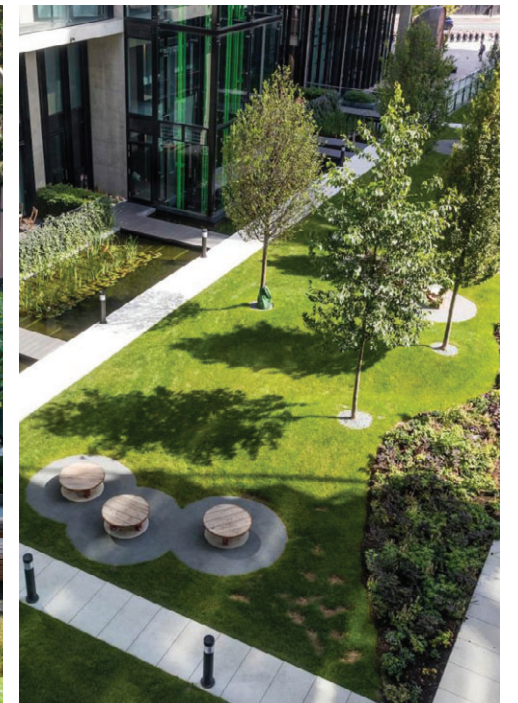
- Legend**
- A Existing trees.
 - B Public frontage / plaza.
 - C Public Square.
 - D Public lawn.
 - E Playspace.
 - F Outdoor dining / active edge to groundfloor retail or commercial.
 - G Groundfloor retail and club entry.
 - H Groundfloor retail.
 - I Upper public site through-link.
 - J Communal open space areas, terraced down to lower public site through-link.
 - K Lower public site through-link.
 - L Multi-unit residential.
 - M Multi-unit residential groundfloor private terraces.
 - N Townhouses.
 - O Townhouse groundfloor private gardens.
 - P Basement access.
 - Q Building access.



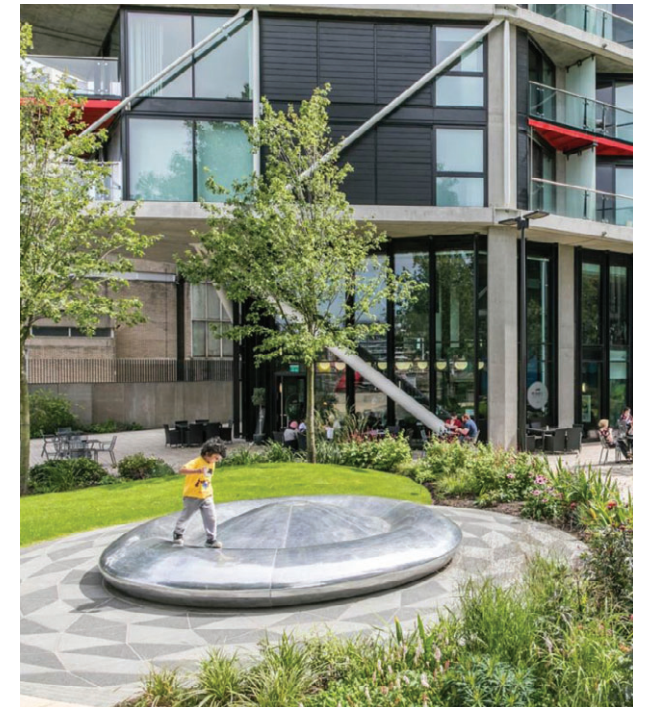


Large existing trees incorporated within public spaces provide natural shading (images above demonstrate the character of the public square applicable to Layout B).

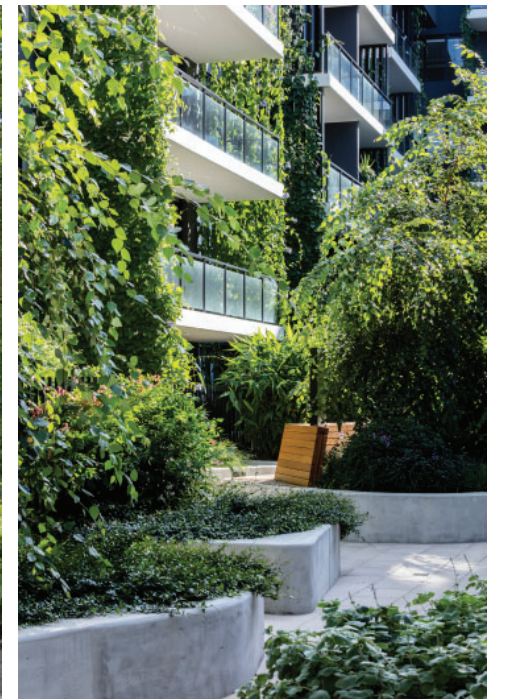
Wide legible pathways through a site link active and passive recreation areas, such as lawn areas, play spaces or communal facilities (image above demonstrates the character of public spaces applicable to either Layout B).



A successful public space may include simple elements such as a large lawn area, shade trees, seating around the edges and cafes or restaurants that activate the edges (images above demonstrates the character of a central public square applicable to either Layout B).



Public spaces may include sculptural elements such as artwork or water fountains that provide a focal point for the space or a fun play element (images above demonstrate potential sculptural play or artwork elements that may activate a public space and are applicable to either Layout B).



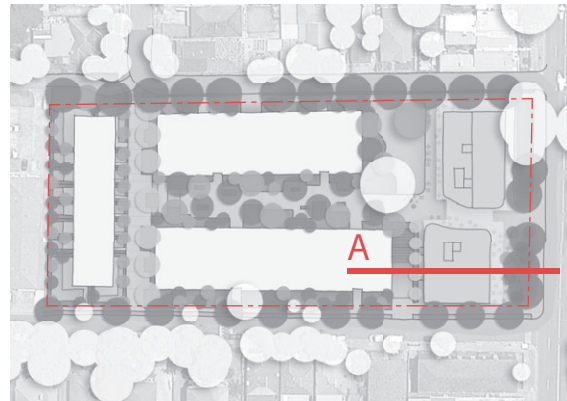
Communal open space areas provide residents with a mixture of spaces for both active and passive use within a lush garden setting. Communal open space gardens also include areas for new tree plantings that provide scale and screening to the surrounding builtform form (images above demonstrate a mixture of lush garden spaces, meandering pathways and tree plantings between builtform and are applicable to both layout options).



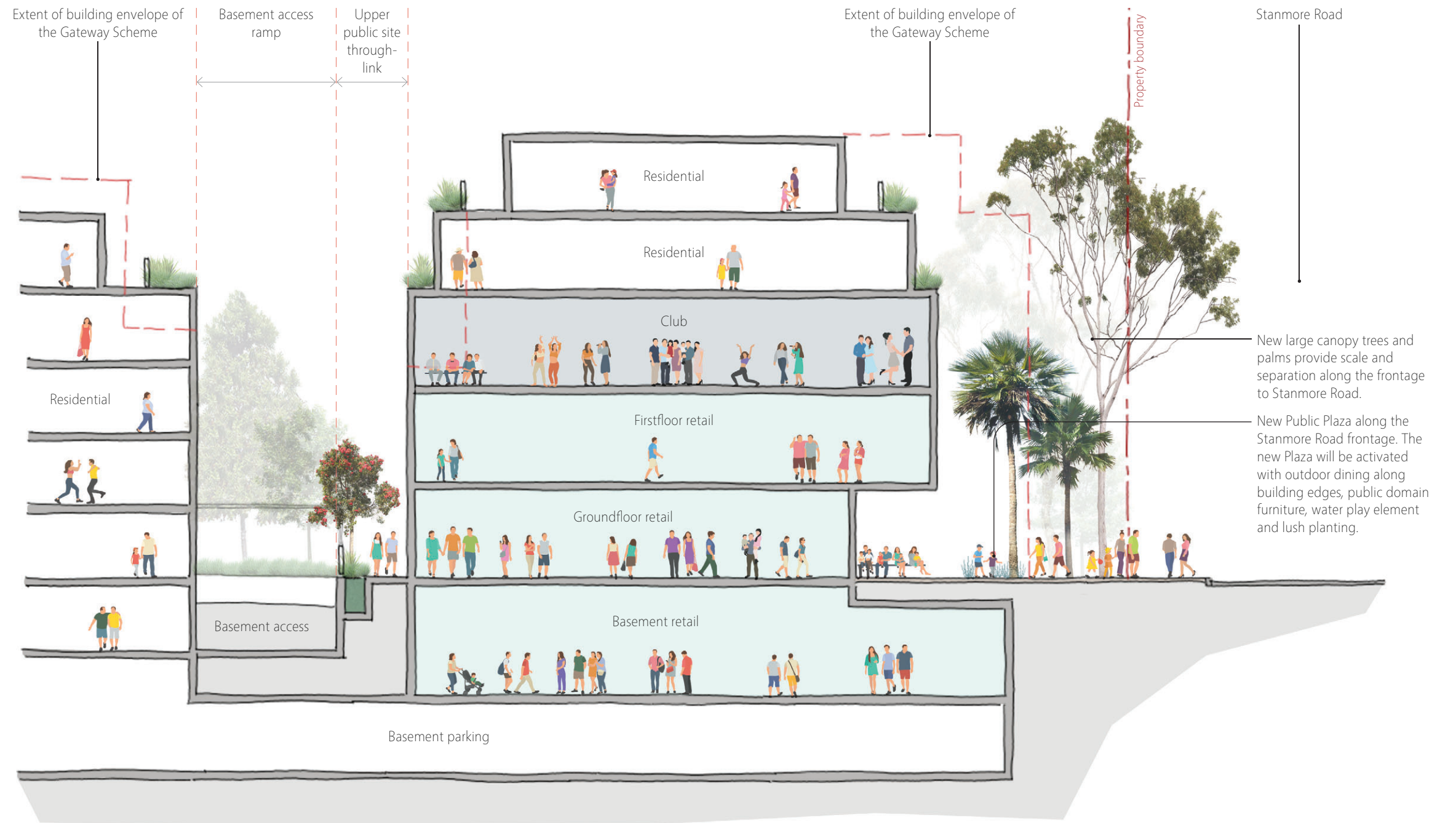
Communal open space areas should be residential in scale and include secluded spaces for smaller groups, or communal facilities for larger groups (images above demonstrate a mixture of communal open spaces and are applicable to both layout options).



The lower public site through link will provide pedestrian and cyclist connection through the neighbourhood. This space will be fronted with the multi-unit residential on the northern side and the townhouse residential along the southern side. This space should include an avenue of trees and a spaces to sit along its length (images above demonstrate the pedestrian orientated site through-link character and are applicable to either Layout B).

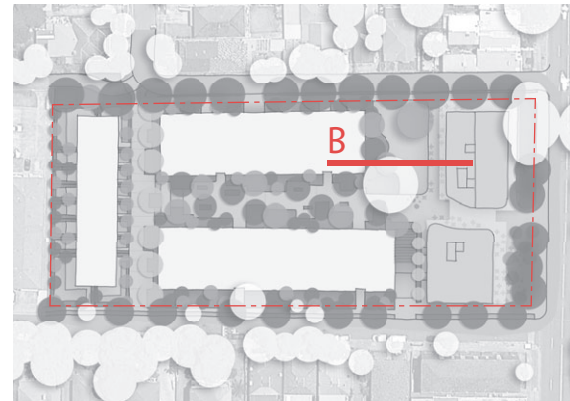


Key Plan
Scale: nts

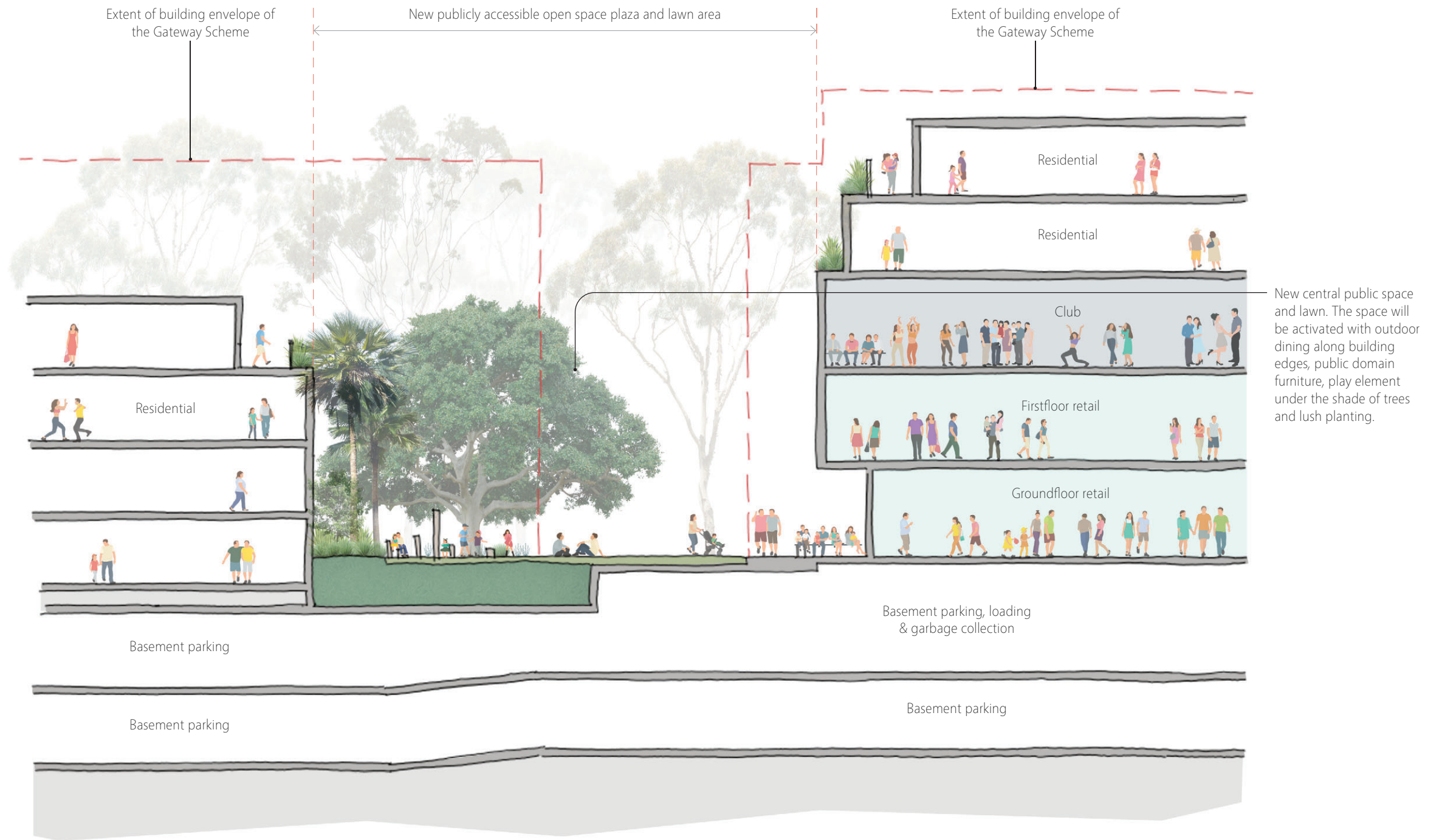


Section A - New Plaza Along Stanmore Road

Scale: 1:200 @A3

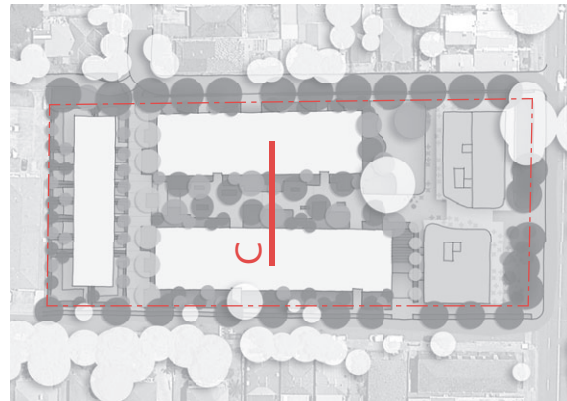


Key Plan
Scale: nts

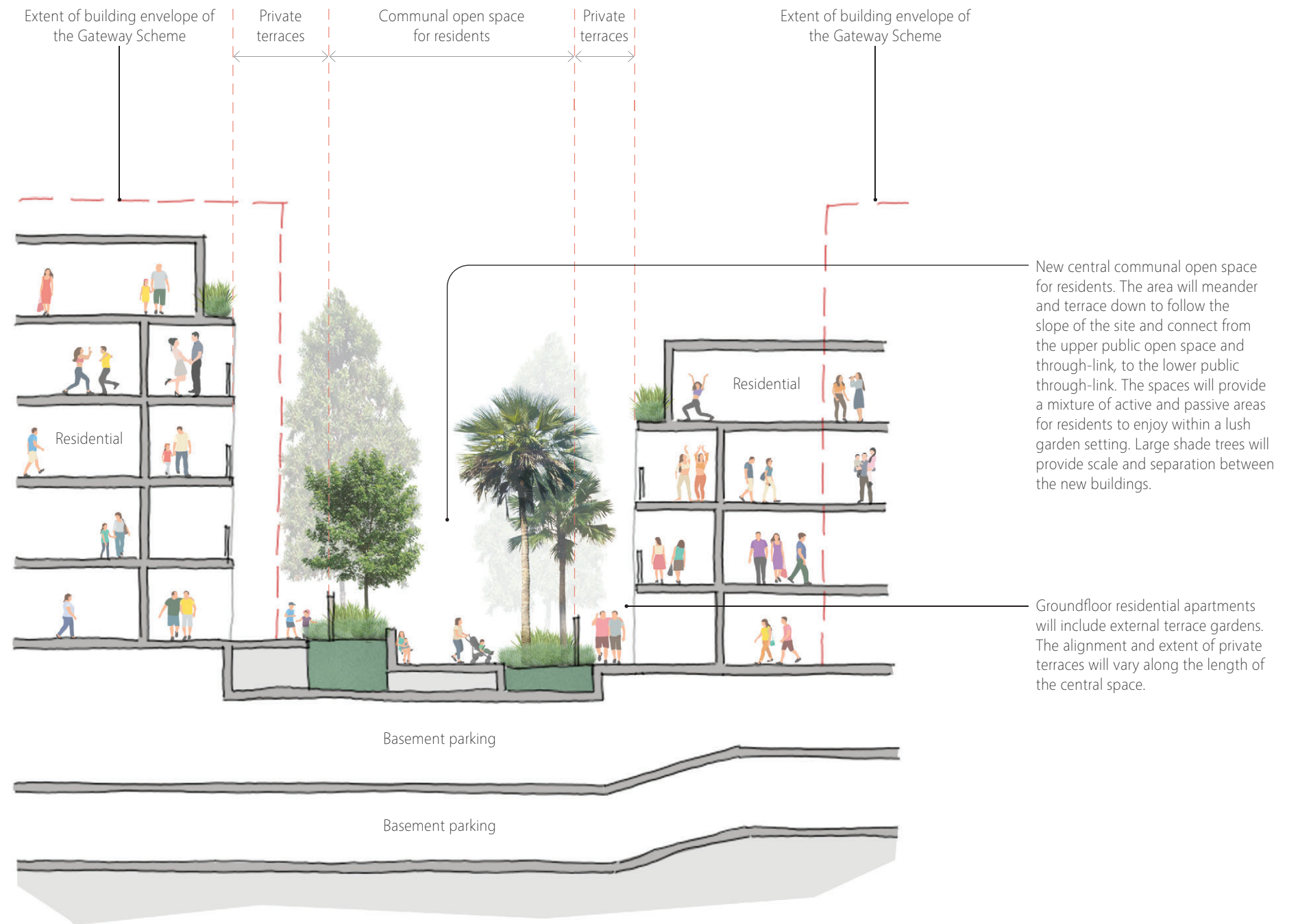


Section B - New Central Public Open Space

Scale: 1:200 @A3



Key Plan
Scale: nts

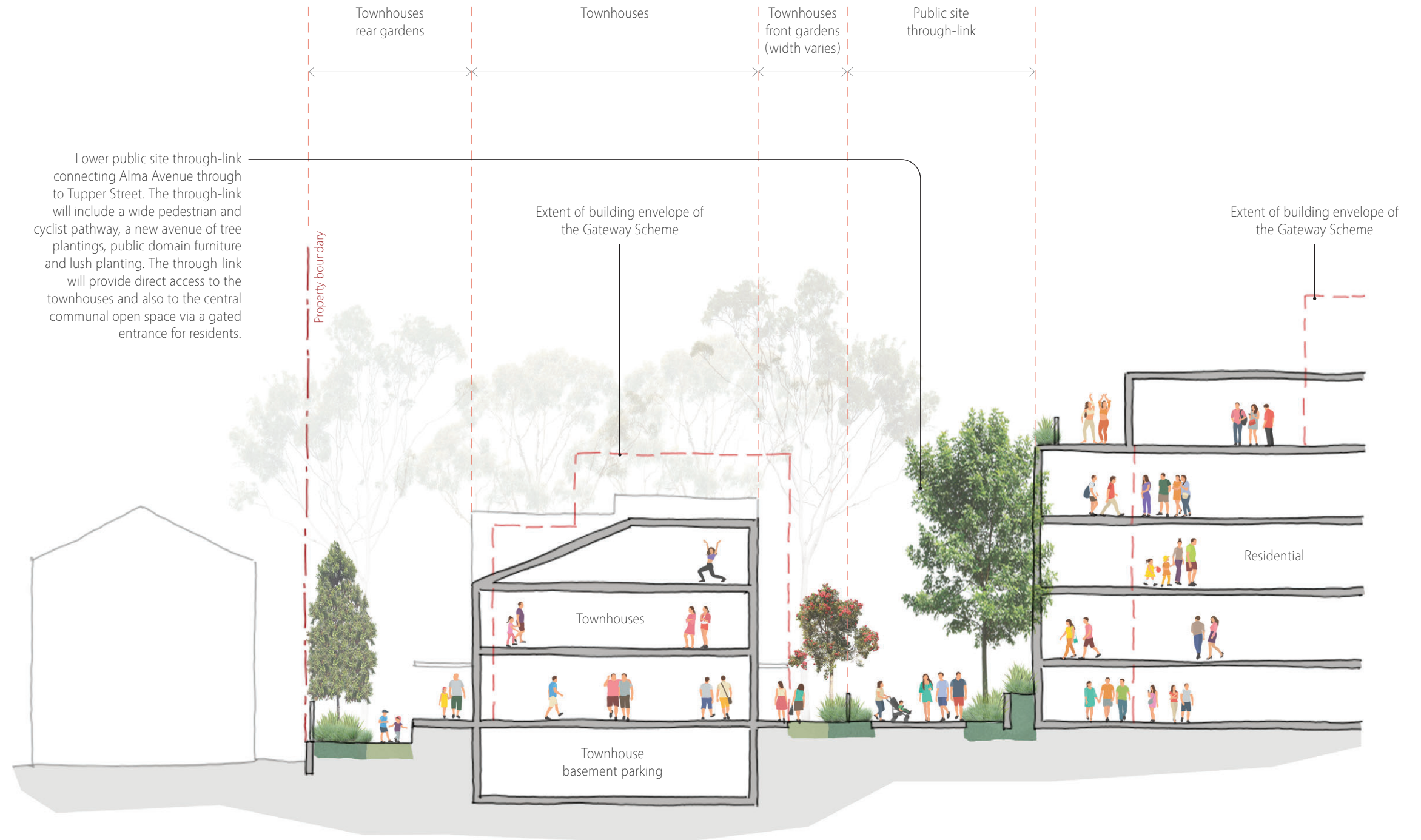


Section C - New Central Communal Open Space for Residents

Scale: 1:200 @A3



Key Plan
Scale: nts



Section D - New Lower Public Site Through-link

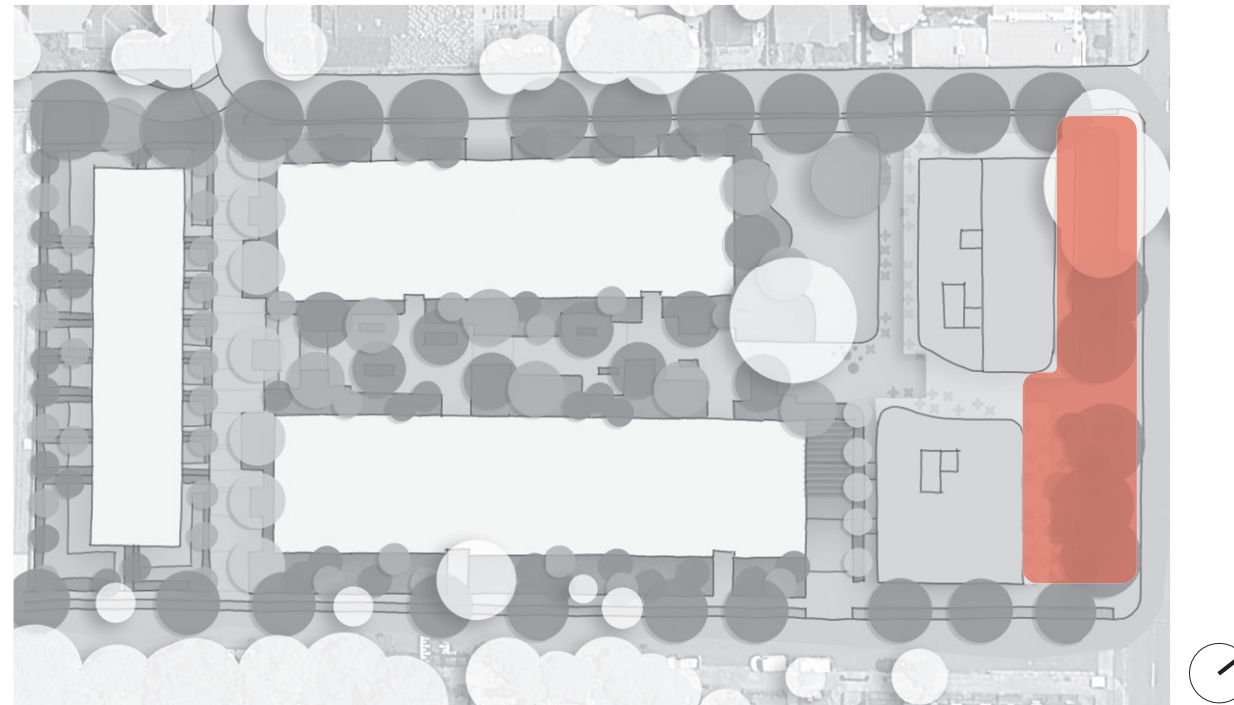
Scale: 1:200 @A3

Suggested Plant Palette - Stanmore Road Frontage & Entry

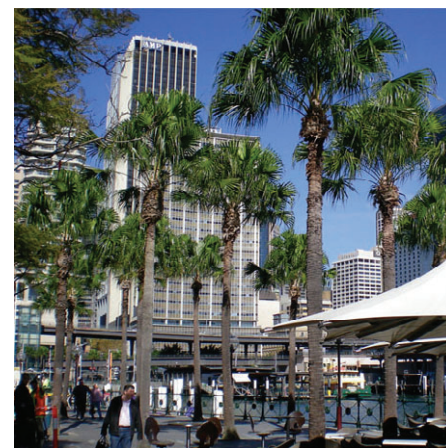
Additional plantings of *Corymbia citriodora* will supplement the existing cluster within the site and along Stanmore Road. These, along with clusters of *Livistona australis*, will provide scale and soften the facade of the new building along this frontage.

Plantings of smaller evergreen trees will provide areas of shade for the new plaza.

This is a suggested species for primary feature shade and specimen plantings only and would be subject to future detailed design and authority approvals.



- **Corymbia citriodora**
Lemon-scented Gum
 - + Primary canopy tree (18-25m height).
 - + Add to the existing group of *Corymbia citriodora* to be retained within the frontage of the site and along the streetscape of Stanmore Road.



- **Livistona australis**
Cabbage Palm
 - + Taller feature native palm (15-25m height) to provide scale and separation to the new building and within the new plaza.



- **Tristaniopsis laurina 'Luscious'**
Water Gum
 - + Secondary, smaller sized tree (7-12m height) to provide dense shade to the new plaza.
 - + Evergreen tree.



- **Melaleuca linariifolia**
Snow in Summer
 - + Secondary, smaller tree (5-10m height) to provide dense shade and separation along the street frontage.
 - + Evergreen tree with flush of seasonal creamy-white flowers.

Suggested Plant Palette - Internal Square & Upper Site Through-link

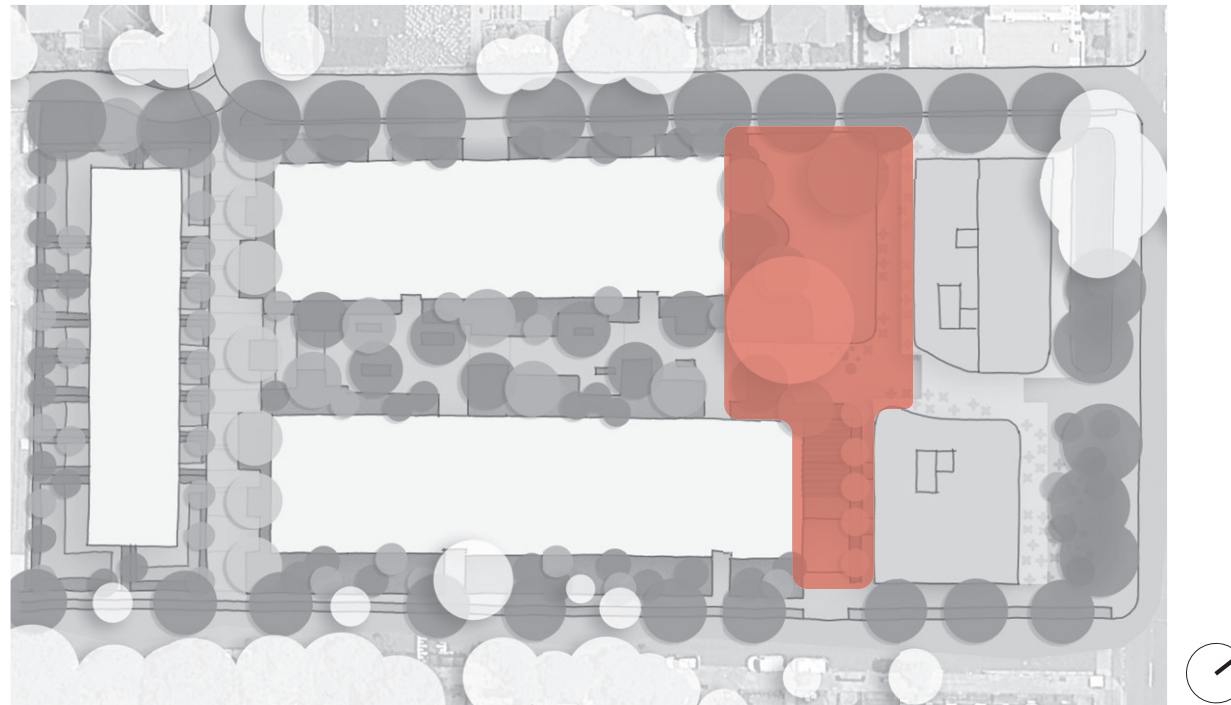
The central open space includes the retention of a significant *Ulmus parvifolia*.

New plantings of *Angophora costata* will extend the canopy cover along Stanmore Road into the site and provide scale for the new buildings.

A feature planting of a deciduous *Jacaranda mimosifolia* will be a colourful feature within the central lawn.

Plantings of evergreen columnar trees and native palms will provide separation and screening to the new residential buildings behind the open space.

This is a suggested species for primary feature shade and specimen plantings only and would be subject to future detailed design and authority approvals.



- **Jacaranda mimosifolia**
Jacaranda
- + Large (10-15m height), deciduous, open canopy tree.
- + Flush of bright purple flowers.
- + Used as a specimen planting within the lawn of the central open space.



- **Angophora costata**
Smooth Barked Apple
- + Large native canopy tree (20m height) to provide scale and separation between the new buildings.
- + Used as a specimen planting within the garden and lawn of the central open space.



- **Elaeocarpus eumundi**
Quandong
- + Medium sized (10-12m height), evergreen, columnar tree.
- + Dark green, glossy leaves with a flush of bronze-red new growth.
- + Tree will provide a lush green outlook from surrounding apartments.

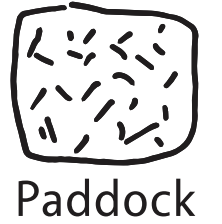


- **Waterhousia floribunda**
Weeping Lilly Pilly
- + Medium to large sized (18-20m height), round, evergreen tree with lush weeping foliage.
- + Seasonal colour of fluffy white flowers.
- + Tree will provide a lush green outlook from surrounding apartments.



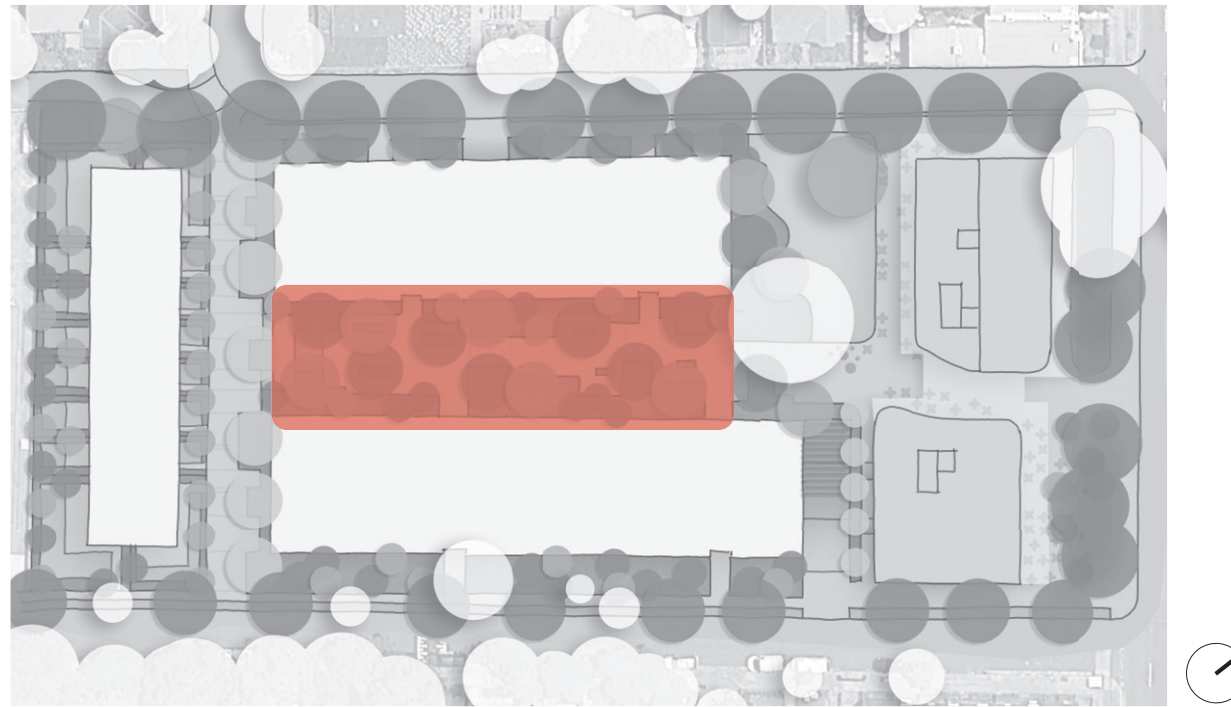
- **Archontophoenix cunninghamiana**
Bangalow Palm
- + Taller native palm (10-20m height) to provide scale and separation between the new buildings.
- + Used in clusters throughout the central open space.

Suggested Plant Palette - Central Communal Open Space



Plantings of evergreen columnar trees and native palms will provide separation and screening between the new residential buildings. This will establish the communal open space as a lush garden setting for residents.

This is a suggested species for primary feature shade and specimen plantings only and would be subject to future detailed design and authority approvals.



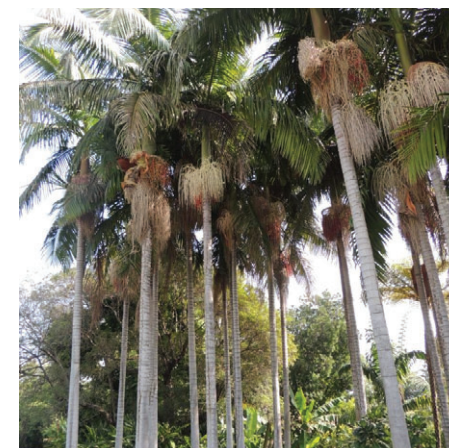
- **Agathis robusta**
Kauri Pine
- + Tall (20m height), evergreen, columnar tree to provide scale and separation between the two buildings.
- + Used selectively as a feature tree throughout the central courtyard.



- **Elaeocarpus eumundi**
Quandong
- + Medium sized (10-12m height), evergreen, columnar tree.
- + Dark green, glossy leaves with a flush of bronze-red new growth.
- + Tree will provide a lush green outlook from surrounding apartments.



- **Waterhousia floribunda**
Weeping Lilly Pilly
- + Medium to large sized (18-20m height), round, evergreen tree with lush weeping foliage.
- + Seasonal colour of fluffy white flowers.
- + Tree will provide a lush green outlook from surrounding apartments.



- **Archontophoenix cunninghamiana**
Bangalow Palm
- + Taller native palm (10-20m height) to provide scale and separation between the new buildings.
- + Used in clusters throughout the central courtyard.



- **Livistona australis**
Cabbage Palm
- + Taller native palm (15-25m height) to provide scale and separation between the new buildings.
- + Used in clusters throughout the central courtyard.

Suggested Plant Palette - Lower Site Through-link

A new avenue of evergreen native trees will provide a green-link from the neighbouring street network and will soften the southern facade of the new buildings fronting this connection.

Smaller deciduous trees planted within deep soil zones along the frontage of the townhouses will provide seasonal colour along the through-link, in addition to winter sun to the front gardens during colder months.

This is a suggested species for primary feature shade and specimen plantings only and would be subject to future detailed design and authority approvals.

The new avenue tree plantings along the lower site through-link will establish a tree lined pedestrian laneway, addressing the community benefits stated in Council's Additional Information Response (dated 8th March 2021).



Waterhousia floribunda
Weeping Lilly Pilly

- + Medium to large sized (18-20m height), round, evergreen tree with lush weeping foliage.
- + Seasonal colour of fluffy white flowers.
- + Avenue of trees along public site through-link.



Pyrus calleryana 'Capital'
Ornamental Pear

- + Medium sized (7-12m height), deciduous tree with a columnar form.
- + Seasonal colour with a flush of purpley-red colour foliage.
- + Option for use within the deepsoil front townhouse gardens along the through-link.



Prunus cerasifera 'Nigra'
Purple-leaved Cherry Plum

- + Small sized (4-6m height), deciduous tree with a round form.
- + Dark purple foliage with seasonal flowers of pink flowers.
- + Option for use within the deepsoil front townhouse gardens along the through-link.

Suggested Plant Palette - Street Frontages

Existing street trees along Tupper Street will be retained and supplemented with new plantings of the same species.

New large canopy trees will green the new two-way roadway of Alma Avenue and provide scale and separation along the streetscape.

Smaller trees within the front terraces of groundfloor apartments will provide additional seasonal colour along these street frontages.

This is a suggested species for primary feature shade and specimen plantings only and would be subject to future detailed design and authority approvals.

The street tree plantings along Tupper Street and Alma Avenue will establish tree lined streets, addressing the community benefits stated in Council's Additional Information Response (dated 8th March 2021).



- **Angophora costata**
Smooth Barked Apple
- + Street tree along Alma Avenue.
- + Large native canopy tree (20m height) to provide scale and separation along the new two-way street.
- + Subject to Council review and input for street tree selection.



- **Callistemon viminalis**
Weeping Bottlebrush
- + Street tree (10m height) along Tupper Street.
- + Extends the avenue of existing Callistemon viminalis along the western-side of Tupper Street (infill between existing Callistemon viminalis).
- + Subject to Council review and input for street tree selection.



- **Elaeocarpus eumundi**
Quandong
- + Medium sized (10-12m height), evergreen, columnar tree.
- + Dark green, glossy leaves with a flush of bronze-red new growth.
- + Option for use within the deepsoil front courtyard gardens along the street frontages.



- **Hibiscus tiliaceus 'Rubra'**
Red Cottonwood
- + Small sized (4-5m height), round, evergreen tree with heart shaped deep green to red foliage.
- + Seasonal colour with attractive yellow flowers.
- + Option for use within the deepsoil front courtyard gardens along the street frontages.



- **Lagerstroemia indica cv**
Crepe Myrtle
- + Small sized (4-5m height), round, deciduous tree.
- + Seasonal colour with bright flowers (many cultivars available).
- + Option for use within the deepsoil front courtyard gardens along the street frontages.